

City of Walnut Creek - 2004

Progress Toward Meeting RHND

	A	B	C	D	E	F	G	H	I	J
	RHND	1999-2001	2002	2003	2004	Total Constructed (B+C+D+E)	Under Construction in 2004	Affordable Units Approved	Deed Restricted units*	Total Remaining A-(F+G+H)
Very Low	289			12		12		89	12	188
Low	195	7		48	4	59		13	37	123
Moderate	418	78		18	43	139	19	5	2	255
Above Moderate	751	398	55	88	156	697	62			-8
TOTAL	1653	483	55	166	203	907	81	107	51	558

* Column I only refers to completed units. All of the approved affordable units shown in column H will be deed restricted when completed.

** Non deed restricted affordable units were determined using the same considerations as are described in the housing element (IV-1).

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 DIVISION OF HOUSING
 DEVELOPMENT

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Housing Policies/Programs	Achievement 2001 through 2006
<p>GOAL 1 : To promote the availability of housing types for all economic segments of the community consistent with the infrastructure and service capacities of the City and consistent with the need to preserve and protect hillside vistas, open space resources and natural features. (Meas. P, Ord. 1781, 11/5/91)</p> <p>New Housing Development</p> <p>Policy 1: Encourage a mix of land uses and residential densities in the downtown Core Area to increase the supply of housing</p> <p>Program 1.1: Maintain existing general plan designations for high-density residential housing in the Core Area. <u>Responsibility:</u> City Council <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p> <p>Program 1.2: Continue to use the specific plan process in the Core Area as a means of accomplishing planned residential development. The specific plans should include an incentive package for projects where a certain percentage of new units will be affordable to low- and moderate-income households. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>Existing designations maintained, and since 2003, several multifamily projects have been approved on commercially designated property (see Program 3.1). In addition, it is anticipated that General Plan 2025 (underway) will include areas designated Mixed Use which will include additional housing opportunities.</p> <p>The Inclusionary Housing Ordinance (adopted 2004) now requires all projects of 10 units or more to provide 10% affordable units, moderate for ownership, and low for rental. Incentives include smaller inclusionary units or different interior finishes. Parking incentives for projects with low or very low-income units were recommended by the Planning Commission to the City Council in September 2004 for their consideration.</p>

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 REDUCTIONS*

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<p><u>Program 1.3:</u> Study and consider provision of incentives such as height bonuses within Measure A limits, parking strategies, fee deferrals, property development tax waiver, and priority processing of projects including a minimum percentage of affordable housing, particularly for the BART site. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Evaluate incentives and development standards appropriate to facilitate development in 2002 and 2003, with the intent to adopt and implement appropriate incentives and standards, including appropriate recommendations from the parking study, by 2004 <u>Funding:</u> None required</p>	<p>The City Planning Commission has approved density increases on several downtown housing developments, including Creekside Condominiums, and the Mercer. The Planning Commission has allowed reduced parking in affordable housing and senior projects, and projects near BART. The Planning Commission has forwarded parking incentives for Low and Very Low Income Units to the Council for consideration. Planning staff has expedited projects that are 100% affordable.</p>
<p><u>Program 1.4:</u> Study possible incentives and develop guidelines for residential use of floor space above ground floor commercial establishments, such as height bonuses within Measure A limits, parking strategies, fee deferrals, flexible development standards, and priority processing of mixed use projects. Development standards to be evaluated include density, parking requirements, lot coverage and setbacks. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Evaluate incentives and development standards appropriate to facilitate development in 2002 and 2003, with the intent to adopt and implement appropriate incentives and standards, including appropriate recommendations from the parking study, by 2004. <u>Funding:</u> RDA, CDBG, and Affordable Housing funds.</p>	<p>A Mixed Use Land Use designation, requiring residential units as part of development is being considered for General Plan 2025, currently being drafted. The Preliminary Draft also includes Policies and Actions to allow height increases for developments including housing. Regarding parking, the Planning Commission has recommended to the City Council ordinance amendments that would reduce parking requirements for affordable units, and units close to the BART station. See above Program 1.3, also.</p>
<p><u>Policy 2:</u> Continue to encourage housing in the Golden Triangle,</p>	<p>Two new housing developments have been proposed in the Golden Triangle, including a 48-unit condominium project and a</p>

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<p>specifically in the area bounded by Highway 680, Parkside Drive, Main Street, California Boulevard and Riviera Avenue.</p>	<p>27-unit condominium project. Both projects will include 10% of the units affordable to moderate-income.</p>
<p>Program 2.1: Encourage development of housing opportunities in the Golden Triangle area by identifying sites available, and areas deed restricted for housing, and exploring how they could practically be developed. Promote the GLP exemption for the Golden Triangle replacement housing to solicit development interest. Responsibility: Community Development Department Time Frame: Ongoing Funding: None required</p>	<p>City-owned site on Parkside, is being looked at by Mr. Diablo Habitat for Humanity.</p>
<p>Program 2.2: Continue to require office buildings constructed in the Golden Triangle to provide a housing component, either on- or off-site, consistent with the Mixed Use Planned Development District. Responsibility: Community Development Department Time Frame: Continue to offer exemption status under the Growth Limitation Plan for mixed-use development that meets the conditions set forth in the Golden Triangle Funding: None required</p>	<p>No office buildings have been proposed during this period.</p>
<p>Policy 3: Locate higher density residential development in the Core Area, especially near public transit, major thoroughfares, shopping and employment centers.</p>	<p>Land Use goals and policies in General Plan 2025 (in process) will continue this direction.</p>
<p>Program 3.1: Identify and designate commercially zoned properties in the Core Area where development should include a residential component. Responsibility: Community Development Department Time Frame: Identify key properties in 2002 with the intent to designate the feasible sites for residential uses in 2003. Specifically, facilitate development of the Bart Station and Cole</p>	<p>The City has approved several housing projects on sites listed in Table IV-3, Key Multiple Family Residential Development Sites in the Housing Element. The Cole Avenue/N. California site has been rezoned for mixed use with 181 residential units and a contribution of \$1.3 million towards affordable housing. This project also included several exceptions to development regulations, including setbacks and parking. After two years</p>

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<p>Avenue/N. California sites as mixed use development with high density multi-family housing through Mixed Use Planned Development by the end of 2003. Continue to offer extra credits under the Growth Limitation Plan for residential projects that consolidate small contiguous parcels for large scale residential development <u>Funding:</u> None required</p>	<p>delay, while BART and the developers negotiated a lease agreement, the City has received a preliminary proposal for a mixed use project for the BART site including approximately 500 housing units. In addition, the Planning Commission has approved a Conditional Use Permit for 2383 N. Main Street (Windsor Apartments) for 125 units, including 13 affordable units. A General Plan amendment to increase the allowed height to the Measure A height limit for this site was also approved by the City Council in February 2004. The Oakland Boulevard at Trinity Avenue site was approved for development of 17 units of affordable family housing (La Hacienda), and included parking reductions, variances for setback requirements, and fast tracking of processing (final Design Review Commission approval on July 7, 2004). Additional sites for residential development in the Core Area are being identified as part of the General Plan update process. The City Council has also indicated interest in the inclusion of residential mixed-use development in the Mt. Diablo Boulevard/Locust Street Precise Plan currently underway. In addition, the City's Request for Proposal for development of the block at Mount Diablo and Locust Street (Block C), indicates an interest in mixed use (including residential development) for this block.</p>
<p>Program 3.2: Create zoning mechanisms such as height bonuses, and in-lieu parking fees for projects that incorporate a minimum percentage of affordable units. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Adopt and implement zoning mechanisms to facilitate affordable housing development in 2003. Utilize the City's website and develop a brochure to market the incentives available for affordable housing development in 2003</p>	<p>With adoption of the Inclusionary Housing ordinance in February 2004, the City is requiring affordable housing in every new housing development of 10 units or more, offering several incentives such as smaller units. The ordinance also allows projects of two to nine units to pay an in-lieu fee, or, if single-family detached, to provide a secondary unit.</p>

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<p><u>Funding:</u> None required</p>	
<p>Policy 4: Continue to allow the designation of the new residential land use category, Single Family High, 6 to 9 dwelling units per acre, in certain areas to increase the supply of housing, consistent with the character and integrity of existing neighborhoods.</p>	
<p>Program 4.1: Through the planned development process, allow residential projects on smaller lots. <u>Responsibility:</u> City Council and Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>In December 2003, the City Council approved the Sunnyvale Avenue Townhomes (20 units) through a Planned District rezoning. The 47 unit Citrus Walk project (duets and condominium carriage units on small lots) was approved as a Planned District rezoning in September 2003.</p>
<p>Policy 5: Preserve and protect the natural topography by limiting residential development on hillsides with average slopes of 15% or greater.</p>	
<p>Program 5.1: Continue to enforce Ord. No. 1776, Hillside Performance Standards, and Ord. No. 1791, the Walnut Creek Hillside/Open Space Protection Initiative. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	
<p>Policy 6: Allow mobile homes and factory built housing on appropriately located sites.</p>	
<p>Program 6.1: Continue to implement City adopted regulations that allow mobile home and manufactured housing in single-family districts. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing</p>	

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<p><u>Funding:</u> None required</p>	
<p>Policy 7: Allow second family units in appropriate locations.</p>	
<p>Program 7.1: Continue to implement the City's Second Family Unit Ordinance. Review these regulations to address attached and concentration issues to provide more flexibility aimed at increasing the supply of second family units. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Review with the intent to establish modified second unit regulations to increase flexibility by the end of 2004. Utilize the City's website and develop a brochure to market the second unit opportunities to homeowners beginning 2005 <u>Funding:</u> None required <u>Quantified Objectives:</u> Promote Second Family Unit Ordinance via City website and brochures to achieve 25 second units over five years.</p>	<p>The City has approved 10 Second Family Units since adoption of the Housing Element in October 2002, and adopted a revised ordinance consistent with State Law, effective May 7, 2004. In addition, CDD has prepared an easy to use checklist and package of materials for use by homeowners. This material is available to the public on the Department's newly constructed web page.</p>
<p>Program 7.2: Study and consider creating incentives for development of new second family units as part of new residential subdivisions, in order to diversify the type of housing unit created. <u>Responsibility:</u> City Council and Community Development Department <u>Time Frame:</u> Study incentives for incorporating second units into new subdivisions in 2005 <u>Funding:</u> None required</p>	<p>The Inclusionary Ordinance encourages second family units in new single-family developments because the units would meet the inclusionary requirement by providing moderate-income rental housing, instead of having the developer pay an in-lieu fee, or reducing a sales price on a home to below market, both of which increase project cost.</p>
<p>Policy 8: Encourage innovative housing approaches in the design and ownership of units to increase the availability of affordable housing.</p>	

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<p><u>Program 8.1:</u> Encourage the use of the planned development process to allow innovative approaches aimed at increasing affordable housing. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>The Citrus Walk project, now under construction, was approved as 47 units, of which 5 will be affordable units. The project incorporates duet units, and carriage units above garages at various sizes to ensure a range of affordability.</p>
<p><u>Program 8.2:</u> Promote the development of zero lot line homes in residential areas where such development would be compatible with the existing neighborhood and planned residential density. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>The 47-unit Citrus Walk project includes duets with zero lot lines in a planned district. This project is directly adjacent to a business park and was designated Office on the General Plan.</p>
<p><u>Program 8.3:</u> Study and consider zoning code amendments to allow for "duplex/halfduplex" units on corner lots in single-family districts, with design review to ensure a single-family home appearance is maintained, and where at least one of the units is subject to affordability restrictions. <u>Responsibility:</u> City Council and Community Development Department <u>Time Frame:</u> Study zoning amendments in 2004/05 <u>Funding:</u> None required</p>	<p>Kinross Terrace, a 12-unit ownership project approved in 2004, incorporates a corner duplex in order to meet the requirement to provide one affordable unit in the project.</p>

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<p>Program 8.4 Revise the Duplex Residential District (D-3) to encourage home ownership. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Revise zoning code in 2005 <u>Funding:</u> None required</p>	<p>The City is currently processing a condominium conversion through a Parcel Map Waiver on two duplex units located at 1275 Shepard Court. The 2 units are zoned Duplex Residential (D-3) and the conversion will allow for separate ownership of the units.</p>
<p>Program 8.5 Adopt development standards for duplex condominiums. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Revise zoning code by the end of 2004 <u>Funding:</u> None required</p>	<p>No action taken, although there is a new project approved in the D-3, Duplex district at 1717 Almond Ave., which includes two single-family units.</p>
<p>Program 8.6: Lobby the State Legislature to address the issue of construction defect law as it inhibits the development of multifamily housing and shared wall construction. <u>Responsibility:</u> City Manager and City Council. <u>Time Frame:</u> 2002 <u>Funding:</u> None required</p>	<p>No action taken; State legislation in 2002 addressed this issue.</p>
<p>Policy 9: Consider the reuse of institutional sites, such as schools, hospitals, and post offices, for residential purposes consistent with other community needs.</p>	<p>The City has solicited a development proposal from a strong nonprofit housing developer for an underutilized hospital-owned site, currently used for parking.</p>
<p>Program 9.1: The City will identify appropriate secondary uses for all institutional sites in the City, as they become available. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>Ongoing; no sites have become available since the Housing Element was adopted.</p>
<p>Availability of Land</p>	

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<p>Policy 10: Provide an adequate supply of residentially zoned land at sufficient densities to accommodate existing and future housing needs, so long as such development does not jeopardize hillside vistas, open space resources or natural features. (Meas. P, Ord. 1781, 11/5/91)</p>	
<p>Program 10.1: Consistent with the Growth Limitation Plan, conduct periodic inventories of vacant land, underutilized land and inappropriately zoned sites to determine their suitability for more intense residential use. Provide copies of the vacant and underutilized land inventory for public distribution at the counter. Responsibility: Community Development Department Time Frame: First sites inventory completed in 2001; update inventory at least once a year Funding: None required Quantified Objectives: Ensure provision of sites to meet the City's remaining RHND of 765_units (277 very low-, 153 low-, 278 moderate-income, and 57 above moderate income units)</p>	<p>Vacant and underutilized properties were identified for the General Plan update currently being undertaken.</p>
<p>Program 10.2: Identify Community Development Block Grant (CDBG), RDA Housing Fund, City revolving bond funds and other sources of funding to assist with the purchase of land for affordable housing. Responsibility: Community Development Department Time Frame: At least once a year, evaluate the feasibility of pursuing additional funding from other sources, such as HCD and HUD Funding: None required</p>	<p>The City expended \$720,000 in Redevelopment Agency Housing funds, and \$680,000 in CDBG funds in 2004 for a nonprofit to acquire a site for 70 units of affordable senior housing. The project has received preliminary design review approval and approval of a conditional use permit.</p>
<p>Program 10.3: Keep and maintain a list of sites potentially suitable for affordable housing.</p>	<p>The City has suggested sites to several nonprofits who have developed affordable housing pro formas.</p>

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<p><u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Update sites inventory at least once year <u>Funding:</u> None required</p>	
<p><u>Program 10.4:</u> Keep and maintain a list of housing proponents and provide information regarding affordable housing projects and potential housing opportunities to these organizations and individuals on an as needed basis. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Update list of housing proponents at least once year <u>Funding:</u> None required</p>	<p>The City solicited a proposal from Resources for Community Development for a senior housing project on Geary Road. (See Program 10.2) The City has also solicited proposals from BRIDGE Housing and Satellite Housing.</p>
<p><u>Program 10.5:</u> Identify sites in the Core Area where it may be appropriate to amend the General Plan to increase allowable heights to Measure A limits, for projects including a certain proportion of affordable housing units. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> As proposals are received <u>Funding:</u> None required</p>	<p>This is being done as part of the General Plan update. In addition, a recent project which was granted a General Plan height increase was the Windsor Apartment project which went from a 35' height limit to a 50' height limit to allow for 125 units, including 13 affordable units at 2383 N. Main Street.</p>
<p><u>Program 10.6:</u> Identify sites and specific areas where increasing height and number of stories above Measure A limits with voter approval for affordable housing projects may be desirable. Develop a voter information program and explore the community's interest in amending Measure A to facilitate affordable housing on the identified sites. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Identify sites in 2002 and explore community interest in 2003 <u>Funding:</u> None required</p>	<p>Sites where height increases above Measure A limits may be considered are being identified as part of the General Plan update.</p>
<p><u>Policy 11:</u> Encourage the annexation of vacant land that is appropriate for</p>	

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<p>residential uses.</p>	
<p>Program 11.1: Prezone the Pleasant Hill BART station and Park Mead areas in the City's Sphere of Influence with consideration for densities that encourage annexation (see Section III.B.3, Development in the Unincorporated Sphere of Influence). <u>Responsibility:</u> Community Development Department. <u>Time Frame:</u> Prezone areas in 2003 <u>Funding:</u> None required</p>	<p>The General Plan update process currently underway will include land use designations for the land around the Pleasant Hill BART station.</p>
<p>Policy 12: Give priority to residential land uses over other land uses if development potential is constrained by inadequate sewer and water facilities.</p>	
<p>Program 12.1: Through the Growth Limitation Plan, monitor the capacity of sewer and water systems. Should a constraint develop, give priority to residential land uses over non-residential land uses, regardless of the demand generated by these uses. Specifically, consistent with State law, provide priority status for water and sewer services for residential projects serving lower income households. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing monitoring of sewer and water capacities <u>Funding:</u> None required</p>	<p>Ongoing; no constraints have developed.</p>
<p>Affordability</p>	
<p>Policy 13: Give high priority to housing that is affordable to Walnut Creek workers, first time buyers and renters of all income levels.</p>	<p>The City paid consultant KMA to perform a Jobs-Housing Linkage Analysis to consider adoption of a commercial development fee for an affordable workforce housing fund. The Planning Commission recommended a draft ordinance for adoption to Council, which the Council will consider in 2005. City also initiated Employee Housing Program for housing</p>

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	assistance.
<p>Program 13.1: Continue to set aside a portion of the City's CDBG annual allocation for housing programs, consistent with the Contra Costa Consortium Consolidated Plan and the City's Annual Action Plan requirements. <u>Responsibility:</u> City Council and Community Development Department <u>Time Frame:</u> Set aside funding annually <u>Funding:</u> CDBG funds</p>	<p>The City annually sets aside 50% of the CDBG allocation for housing programs.</p>
<p>Program 13.2: Continue to allocate the 20% tax-increment redevelopment funds collected for low and moderate income housing for the City's approved housing programs, which may include new construction, acquisition, and rehabilitation of affordable housing, as well as other housing programs such as first-time homebuyer assistance and affordability covenants. <u>Responsibility:</u> Redevelopment Agency and Community Development Department <u>Time Frame:</u> Set aside funding annually <u>Funding:</u> RDA funds</p>	<p>The City annually sets aside 20% of Redevelopment Agency funds toward affordable housing programs and development. In 2003 the Agency also approved an additional \$300,000 in 80% RDA funds toward new affordable housing construction.</p>
<p>Program 13.3: Continue to allocate revenues generated from the early redemption of Mortgage Revenue Bonds 1984 Issue for affordable housing programs. <u>Responsibility:</u> City Council and Community Development Department <u>Time Frame:</u> Allocate funding annually <u>Funding:</u> City Revolving Bond funds</p>	<p>These funds have been committed to a new 33-unit housing development for seniors.</p>
<p>Program 13.4: Continue to seek federal, state and local funding sources to assist low income, first time, homebuyers (mortgage assistance</p>	<p>Staff has leveraged CallHA mortgage assistance with changes to the First-Time Homebuyer Program.</p>

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<p>payments, down payment assistance, or equity sharing) <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> At least once a year, set aside staff resources to research and pursue additional funding sources for affordable housing development <u>Funding:</u> None required</p>	<p>the First-Time Homebuyer Program.</p>
<p><u>Program 13.5:</u> Provide information and assistance to potential first time home buyers to participate in programs such as the East Bay Delta Lease-Purchase Homeownership Program offered by the East Bay Delta Housing Financing Authority. <u>Responsibility:</u> Community Development Department/City Council <u>Time Frame:</u> Ongoing promotion of the first-time homebuyers programs via City website and brochures <u>Funding:</u> East Bay Delta Mortgage Revenue Bond and other funding sources</p>	<p>The City provides information to Homebuyers on the ABAG-Lease Purchase Program as well as the County Downpayment Program, Mortgage Credit Certificates, and other assistance over the phone, on the City's website, and at a First-Time Homebuyer Fair held in October 2004.</p>
<p><u>Program 13.6:</u> Encourage sweat equity programs for the construction of homes for first time homebuyers. <u>Responsibility:</u> Community Development Department/City Council <u>Time Frame:</u> Ongoing as development opportunities arise <u>Funding:</u> CDBG, RDA, and City Revolving Loan funds, among others</p>	<p>The City continues to market the County's Mortgage Credit Certificate program to homebuyers.</p>
<p><u>Program 13.7:</u> Continue to participate in the Mortgage Credit Certificate Program, or other similar programs. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing promotion of the MCC program via City website and brochure <u>Funding:</u> MCC allocation</p>	

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<p>Program 13.8: Provide information to local developers and sponsors of available state and federal financing programs for rental apartment and single-family housing construction. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>The City has assisted nonprofits in their search for predevelopment and development funds.</p>
<p>Program 13.9: Coordinate with the Contra Costa County Housing Authority to ensure full use of the Section 8 Rental Assistance Payments Program in Walnut Creek. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing promotion of the Section 8 program via City website and brochure <u>Funding:</u> HUD Section 8 allocation <u>Quantified Objectives:</u> Continue to assist approximately 100 very low income households with Section 8 rental assistance</p>	
<p>Program 13.10: Allow density bonuses consistent with State law and the City's Growth Limitation Plan. Compliance with the Growth Limitation Plan will not limit the provision of density bonuses consistent with State law. All density bonus units shall remain affordable for the longest feasible time, but in no case less than the designated period required by State law and/or any financing sources. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing promotion of the density bonus program to developers <u>Funding:</u> None required</p>	<p>The City allows residential projects on commercially-designated properties (see Program 3.1, above) which functions as a density bonus. The City has allowed density increases for residential projects, but has not received a request for a density bonus. The City will be drafting a density bonus ordinance to comply with newly adopted SB 1818.</p>
<p>Program 13.11: Adopt a Density Bonus Ordinance including requirements residential developers must meet to qualify for a density bonus, consistent with State law. <u>Responsibility:</u> Community Development Department and City</p>	<p>The City did not adopt a Density Bonus Ordinance during this time frame, and the law has subsequently changed with the passage of SB 1818. The Community Development Department and the City Attorney's office are currently reviewing the</p>

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<p>Council</p> <p><u>Time Frame:</u> Adopt Density Bonus Ordinance in 2003</p> <p><u>Funding:</u> None required</p>	<p>and the City Attorney's office are currently reviewing the requirements of SB 1818, and the City anticipates adopting a density bonus ordinance consistent with State Law by mid-2005.</p>
<p><u>Program 13.12:</u></p> <p>Continue to give development review priority to affordable housing projects.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> None required</p>	<p>The City has expedited the review process for 100% affordable projects. Since all residential projects now have an affordable component they are taken on a first-come, first-served basis.</p>
<p><u>Program 13.13:</u></p> <p>Streamline and expedite the development review process for affordable housing projects by appointing a subcommittee (one representative from the Design Review Commission and one representative from the Planning Commission) to review and provide input at the time of an initial application.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> None required</p>	
<p><u>Program 13.14:</u></p> <p>Using Affordable Housing funds, provide assistance with the payment of City fees for the construction of housing affordable to people with very low and low incomes, when appropriate. Consider creation of a City Fee Deferral Program, to allow for a 5-year deferral or financing of city building permit and planning entitlement fees for affordable housing units.</p> <p><u>Responsibility:</u> Community Development Department and City Council</p> <p><u>Time Frame:</u> Evaluate feasibility of creating program in 2002</p> <p><u>Funding:</u> Affordable Housing funds</p>	<p>The City has subsidized three new housing developments with predevelopment and acquisition funds at an average of about \$28,000 per bedroom.</p>
<p><u>Program 13.15:</u></p> <p>Pursue federal, state and other available funds for affordable</p>	<p>The City has worked with nonprofits to obtain 9% Tax Credit</p>

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<p>housing. <u>Responsibility:</u> Community Development Department and City Council <u>Time Frame:</u> At least once a year, set aside staff resources to research and pursue additional funding sources for affordable housing development <u>Funding:</u> None required</p>	<p>funds, and Multifamily Housing Program funds, as well as 202 Funding from HUD.</p>
<p><u>Program 13.16:</u> Periodically write in support or otherwise advocate for additional financial resources for affordable housing as such programs advance through the legislature. <u>Responsibility:</u> City Council <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	
<p><u>Program 13.17:</u> Look for opportunities to encourage the inclusion of affordable housing units in market rate housing projects consistent with the Growth Limitation Plan. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>The City adopted an Inclusionary Housing Ordinance in March 2004.</p>
<p><u>Program 13.18</u> Encourage the development of a Shared Housing Program, operated by a private organization or non-profit agency that would match property owners with vacant rooms with persons who are looking for shared housing opportunities. <u>Responsibility:</u> Community Development Department. <u>Time Frame:</u> Evaluate potential program and possible funding sources in 2002/03 <u>Funding:</u> CDBG, Affordable Housing funds</p>	<p>No action taken.</p>
<p><u>Program 13.19</u> As part of the revision of the Growth Limitation Plan, study the</p>	<p>The City hired KMA to prepare a jobs-housing linkage fee, and the Planning Commission recommended adoption of a draft</p>

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<p>feasibility of a jobs/housing linkage fee to fund a Housing Trust Fund to facilitate affordable housing projects. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Evaluate feasibility of creating linkage fee program in 2003 <u>Funding:</u> None required</p>	<p>commercial development fee ordinance and resolution to Council in November 2004. It is schedule for review by the City Council on February 15, 2005.</p>
<p><u>Program 13.20:</u> Lobby the State Legislature to require water and sewer districts to provide for fee deferrals for affordable housing projects where a certain percentage of units are reserved for low income households. <u>Responsibility:</u> City Manager and City Council <u>Time Frame:</u> 2002 <u>Funding:</u> None required</p>	
<p><u>Program 13.21:</u> Independent of the state density bonus provisions, housing projects granted density or height increases (or other approvals allowing the development of additional residential units) should include at least 10 percent affordable units, or contribute towards affordable housing. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required <u>Quantified Objective:</u> 25 low income and 25 moderate-income units</p>	<p>Affordable units are required by the City's Inclusionary Ordinance</p>

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<p><u>Program 13.22</u> To the extent financially feasible, assist in the development of very low, low- and moderate-income housing units. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> CDBG, RDA and Affordable Housing Funds <u>Quantified Objective:</u> 20 very low, 60 low and 30 moderate income units</p>	<p>The City has committed \$1,187,080 to a new family rental development, \$788,000 to a 33-unit senior development, and \$1.4 million to a 70-unit senior development in the past 2 years.</p>
<p><u>Program 13.23</u> Study and adopt an inclusionary housing program and ordinance. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> 2002/2003 <u>Funding:</u> None required</p>	<p>Inclusionary Zoning Ordinance studied in 2003, adopted March 2004.</p>
<p><u>Policy 14:</u> Require that relocation assistance be provided to low- and moderate-income households when private redevelopment of land occurs.</p>	<p>This is required in the Municipal Code.</p>
<p><u>Program 14.1:</u> Continue to implement Ord. No. 1747 which requires applicants to provide relocation assistance to any person or family whose income does not exceed 80% of the area median income. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>This is required of projects demolishing existing units with low-income tenants.</p>
Special Housing Needs	
<p><u>Policy 15:</u> Support efforts to provide temporary and permanent shelter and transitional housing for homeless persons.</p>	<p>The City provided \$75,000 toward a permanent housing facility for the formerly homeless located in Pleasant Hill.</p>
<p><u>Program 15.1:</u> Continue to provide funding, when appropriate, to organizations that provide transitional housing and assist the</p>	<p>The City provides CDBG funds toward the County Homeless Shelter operation.</p>

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<p>homeless, using CDBG funds. <u>Responsibility:</u> Community Development Department and City Council <u>Time Frame:</u> Allocate funding annually <u>Funding:</u> CDBG funds</p>	<p>Shelter operation.</p>
<p><u>Program 15.2:</u> Consider continuing funding for operation of the permanent homeless shelter in Central Contra Costa County, using CDBG or Affordable Housing funds. <u>Responsibility:</u> Community Development Department and City Council <u>Time Frame:</u> Contribution provided in 2001; consider funding annually <u>Funding:</u> CDBG and/or Affordable Housing funds</p>	<p>See above.</p>
<p><u>Program 15.3:</u> Continue to allow placement of emergency shelter facilities and transitional housing consistent with the zoning regulations. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Continue to offer community residential care facilities and housing for the homeless the exemption status from the City's Growth Limitation Plan <u>Funding:</u> None required</p>	<p>Projects in the City have been awarded \$600,000 in HOME funds from the County Consortium and will apply for an additional \$2.9 million.</p>
<p><u>Program 15.4:</u> Continue to participate in Contra Costa Consortium for HOME and HOPWA funds for homeless, transitional, and other special needs housing. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Allocate funding annually <u>Funding:</u> HOME and HOPWA funds</p>	<p>Projects in the City have been awarded \$600,000 in HOME funds from the County Consortium and will apply for an additional \$2.9 million.</p>
<p><u>Program 15.5:</u> Develop and initiate a program to provide services and support to the Walnut Creek homeless population.</p>	<p></p>

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<p><u>Responsibility:</u> Community Development Department and Cultural and Community Services Department</p> <p><u>Time Frame:</u> The Fresh Start program was developed and initiated in 1999; ongoing operation of program</p> <p><u>Funding:</u> City homeless funds</p>	
<p><u>Program 15.6:</u></p> <p>Periodically monitor, through the Fresh Start program, the needs of the homeless in the Walnut Creek area.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Monitor homeless needs at least once a year to modify program objectives if necessary</p> <p><u>Funding:</u> City homeless funds</p>	
<p><u>Program 15.7:</u></p> <p>Coordinate with the County and other entitlement cities to address the housing and social service needs of the homeless in Contra Costa County.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> CDBG, RDA, and Affordable Housing funds, among others</p>	<p>The City participates in the County Consortium of jurisdictions to streamline the CDBG application process and to create the next 5-year Consolidated Plan.</p>
<p><u>Policy 16:</u></p> <p>Encourage the development of housing accessible to people with disabilities.</p> <p><u>Program 16.1:</u></p> <p>If financially feasible, appropriate funds to agencies that provide services and permanent affordable housing for people with disabilities, using CDBG or Affordable Housing funds.</p> <p><u>Responsibility:</u> Community Development Department and City Council</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> CDBG or Affordable Housing funds</p> <p><u>Program 16.2:</u></p>	<p>The City funds Independent Living Resource, Diablo Valley Foundation for the Aging, Lions Center for the Visually Impaired, Senior Outreach Services, and other organizations serving the disabled with CDBG funds.</p>

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<p>Encourage the provision of housing for people with disabilities in multifamily housing projects. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Continue to provide exemption status under the City's Growth Limitation Plan development cap for community residential care facilities for seniors, persons with disabilities, and other persons with special housing needs <u>Funding:</u> None required</p>	<p>All City subsidized projects must be accessible to persons with disabilities.</p>
<p><u>Program 16.3:</u> Continue to enforce the State Handicapped Accessibility and Adaptability Standards. <u>Responsibility:</u> Community Development Department, Building Division <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>Ongoing</p>

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<p><u>Program 16.4:</u> Study and consider zoning text amendments to the Service Commercial zoning district to conditionally allow residential care facilities. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> 2003 <u>Funding:</u> None required <u>Quantified Objective:</u> 100 residential care beds</p>	<p>No action taken.</p>
<p><u>Program 16.5:</u> Analyze and determine whether there are constraints on the development, maintenance, and improvement of housing for persons with disabilities, consistent with SB 520 enacted January 1, 2002. The analysis will include land use controls, permit procedures and building codes. If any constraints are identified in these areas, the City will develop a program to remove the constraints and provide reasonable accommodation for housing intended for persons for disabilities. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Complete analysis by early 2003 and implement program by mid-2003 <u>Funding:</u> None required</p>	
<p><u>Policy 17:</u> Continue to provide information to senior citizens regarding available senior housing programs and opportunities.</p>	<p>The City provides listings of senior service organizations, and senior housing complexes in Walnut Creek at City Hall and on the City website.</p>
<p><u>Program 17.1:</u> Continue to work with nonprofit organizations that provide counseling and housing services to senior citizens and low-income families throughout the City. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Allocate funding annually <u>Funding:</u> CDBG funds</p>	<p>The City funds Housing Rights for tenant/landlord and fair housing services.</p>
<p><u>Policy 18:</u> Balance construction of senior citizen housing with the need for</p>	

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<p>other types of housing in Walnut Creek.</p>	
<p>Program 18.1: Conduct a study every five years to determine the housing needs of senior citizens, particularly those of low- and moderate-income. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Conduct study every five years coterminous with the Contra Costa Consolidated Plan <u>Funding:</u> CDBG or Affordable Housing funds</p>	
<p>Policy 19: Encourage the development of residential care and skilled nursing facilities for senior citizens.</p> <p>Program 19.1: Continue to grant special consideration for units that serve very low- and low-income groups. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>The City has fast tracked the La Hacienda and Casa Montego II affordable projects.</p>
<p>Program 19.2: Lobby the State legislature to allow the development of assisted living, long term nursing home beds, and board and care home units to be counted towards the Regional Housing Needs Determination (RHND) <u>Responsibility:</u> City Manager and City Council <u>Time Frame:</u> 2002 <u>Funding:</u> None required</p>	
Fair Housing Opportunities	
<p>Policy 20: Promote fair housing opportunities for all people.</p>	
<p>Program 20.1: Continue to allocate funds to support local non-profit</p>	<p>The City contracts with Housing Rights to provide fair housing services.</p>

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<p>organizations for fair housing counseling and education and outreach efforts.</p> <p><u>Responsibility:</u> Community Development Department and City Council</p> <p><u>Time Frame:</u> Allocate funding annually and provide information on fair housing services at City Hall, library, City website, and other community facilities</p> <p><u>Funding:</u> CDBG or Affordable Housing funds</p>	<p>services.</p>
<p><u>Program 20.2:</u></p> <p>Take necessary actions to address impediments to fair housing choice identified in the Contra Costa Consortium's Analysis of Impediments to Fair Housing Choice.</p> <p><u>Responsibility:</u> Community Development Department</p> <p><u>Time Frame:</u> Adhere to time frame established in the Analysis of Impediments to Fair Housing Choice</p> <p><u>Funding:</u> CDBG, RDA, Affordable Housing funds, among others</p>	<p>The City funds Housing Rights and advertises fair housing requirements through newspaper ads and CDBG activities.</p>
<p>GOAL 2: To encourage energy conservation designs in residential development</p> <p>Energy Conservation</p>	<p>The City has committed funding toward a 17 unit rental development that will utilize solar cells for heating.</p>
<p><u>Policy 21:</u></p> <p>Encourage the incorporation of energy conservation design features in existing and future residential development.</p>	<p>The City has committed funding toward a 17 unit rental development that will utilize solar cells for heating</p>
<p><u>Program 21.1:</u></p> <p>Continue to enforce the State Energy Conservation Standards for new residential construction and additions to existing structures.</p> <p><u>Responsibility:</u> Community Development Department, Building Division</p> <p><u>Time Frame:</u> Ongoing</p> <p><u>Funding:</u> None required</p>	<p>Ongoing</p>
<p><u>Program 21.2:</u></p>	<p>Ongoing</p>

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<p>Require solar heating and cooling opportunities consistent with the Subdivision Map Act. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	
<p>COAL 3: To meet Walnut Creek's regional housing needs.</p> <p>Regional Housing Needs</p>	
<p><u>Policy 22:</u> Strive to meet Walnut Creek's share of regional housing needs.</p>	
<p><u>Program 22.1:</u> Attempt to produce 1,653 dwelling units between January 1, 1999 and June 30, 2006, the City's share of the region's housing needs as estimated by ABAG. Encourage the construction of at least 120 units per year for very low-, low-, and moderate-income households. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Achieve production between January 1, 1999 and June 30, 2006 <u>Funding:</u> CDBG, RDA, and Affordable Housing funds, among others</p>	<p>The City had already met all of its it above moderate goal, and a portion of its affordable housing goals in 2002. Since then the City has subsidized a total of 120 new low and very low-income rental units from 2002-2004 that are anticipated to be complete in this Housing Element cycle. The City has required 25 Inclusionary Units in current projects that are underway affordable to moderate-income households, and has another 53 Inclusionary Units under review. An additional 85 are anticipated to come under review in 2005.</p>
<p><u>Policy 23:</u> Consistent with the Growth Limitation Plan, allow the construction of at least 1,653 housing units within the City limits through June 2006. In newly annexed areas, count only new residential projects approved after the date of annexation against the residential cap.</p>	

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<p><u>Program 23.1:</u> Review the residential development cap every five years when the Housing Element is revised to determine if the number is still appropriate based on the amount and rate of residential development. <u>Responsibility:</u> City Council <u>Time Frame:</u> During 2002, the City will conduct a process to re-evaluate the Growth Limitation Plan, and determine new allocations for commercial and residential development beyond the year 2003, and to ensure that the City can realistically address its regional fair share housing allocation. <u>Funding:</u> None required</p>	<p>The residential portion of the existing Growth Limitation Plan will be eliminated in General Plan 2025, which is anticipated to be adopted in February 2006. In the meantime, in 2003, with the extension of the existing Growth Limitation Plan, the City Council reviewed the number of units remaining in the allocation (1,580 of the total allocation of 2,550) and deemed it sufficient for the 2003 to 2005 period, since that number far exceeds any anticipated development and the Regional Housing Needs Determination for that period.</p>
<p><u>Policy 24:</u> Exempt the following residential projects from the traffic standards of the Growth Limitation Plan.</p> <ul style="list-style-type: none"> a. Golden Triangle Replacement Housing b. Affordable Housing c. Housing in close proximity to BART (density bonus units) <p>Housing units developed under these three exemptions are deducted from the development cap.</p>	<p>Ongoing.</p>
<p><u>Program 24.1:</u> Complete construction of the residential development in the Mixed Use District that complies with the conditions of approval for the three Golden Triangle office projects as described in Section III of the Element. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Continue to offer exemption status under the Growth Limitation Plan for mixed-use development that meets the replacement housing conditions set forth in the Golden Triangle <u>Funding:</u> None required</p>	

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<p>Program 24.2: During revision of the Growth Limitation Plan in 2002, develop a plan that includes exemptions for affordable housing, including affordable housing for seniors and families in both rental and ownership housing projects, with provisions to encourage the development of housing affordable to large families. Ensure affordable housing meets state and federal affordability and income guidelines. Revise the Growth Limitation Plan to allow affordable housing projects qualifying for a state density bonus to be exempt from the Plan as well. Monitor and review the development cap to ensure that the regional housing needs for the current and future housing element update cycles are accommodated. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Develop plan in 2002/03 <u>Funding:</u> None required</p>	<p>See, Program 23.1, above. In addition, in 2003, the City Council amended the preference criteria to award additional points to mixed use (residential) projects, to projects which exceed the City's minimum requirements for affordable housing for seniors or large families, for projects which meet or exceed the midpoint residential density for that land use designation, and for residential projects that incorporate affordable units developed in partnership with community-based or non-profit organizations. These new preference criteria eliminate any potential constraint that could have been imposed by the Traffic Weighted Point System on residential projects.</p>
<p>Program 24.3: Provide exemptions in the revised Growth Limitation Plan for units in close proximity (approximately one-half mile) to BART. <u>Responsibility:</u> Community Development Departments <u>Time Frame:</u> 2003 <u>Funding:</u> None required</p>	
<p>Policy 25: Assure that the goals, implementation measures and specific housing programs in this document are pursued within the established time frame to the extent possible and continue to be compatible with other elements of the General Plan.</p>	
<p>Program 25.1 Report to the Planning Commission and City Council annually on the Housing Element programs and the City's progress toward meeting its affordable housing goals. <u>Responsibility:</u> Community Development Department</p>	<p>City staff reports to Council annually with the adoption of the Housing Budget.</p>

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<p><u>Time Frame:</u> Report on progress annually <u>Funding:</u> None required</p>	
<p>Policy 26: Support a regional approach to solving the housing problems that cannot be solved by individual jurisdictions.</p>	<p>City has worked with countywide jurisdictions on the formation of a Contra Costa Housing Trust Fund.</p>
<p>Program 26.1: Support the efforts of the Contra Costa County Housing Authority to increase the supply of affordable housing in Contra Costa County. <u>Responsibility:</u> City Council <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>City has worked with countywide jurisdictions on the formation of a Contra Costa Housing Trust Fund. City's adoption of Inclusionary Housing Ordinance assisted Concord and Pleasant Hill in the adoption of similar ordinances, and Orinda, Lafayette and Moraga are looking at similar ordinances.</p>
<p>Program 26.2: Consider providing financial support to public and nonprofit agencies that provide services for special housing needs. <u>Responsibility:</u> City Council <u>Time Frame:</u> Allocate funding annually <u>Funding:</u> CDBG, RDA, and Affordable Housing funds, among others</p>	<p>The 70-unit senior housing development on Geary will serve special needs populations in 33% of the units.</p>
<p>GOAL 4: To protect and conserve the existing housing stock where possible and appropriate.</p>	
<p>Housing Preservation</p>	
<p>Policy 27: Conserve the City's existing housing stock including existing rental housing and single-family homes that are affordable to low and moderate income households.</p>	

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<p><u>Program 27.1:</u> Review and revise the zoning code, as necessary, to ensure that adequate protection exists to prevent the replacement of existing units with larger units that are not in keeping with neighborhood character. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Review and revise zoning code by the end of 2002 <u>Funding:</u> None required</p>	
<p><u>Program 27.2:</u> As a condition of approval on projects that receive density bonuses, prohibit the conversion of affordable housing units to market rate rents, through regulatory agreements and/or recordation of deed restrictions which ensure affordability for the longest feasible time but in no case less than the designated period required by state law and/or any financing sources. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>City-funded projects as well as inclusionary units are required to have a 45-year term of affordability if ownership, and a 55-year term if rental.</p>

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<p><u>Program 27.3:</u> Work with the owners of housing projects that are at risk of converting to market rate rents within 10 years and develop a program for long-term preservation of these units. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing monitoring of at-risk housing status; ensure that the property owner notify tenants of potential risk at least one year prior to conversion eligible date pursuant to State and federal requirements; work with nonprofit organizations to pursue preservation of at-risk units as affordable housing <u>Funding:</u> CDBG, RDA, and Affordable Housing funds, HCD and HUD At Risk Housing Preservation funds, among others <u>Quantified Objectives:</u> Work to preserve the 79 units at risk due to expiration of Section 8 contract</p>	
<p><u>Program 27.4:</u> Continue the residential rehabilitation loan program to provide loans, using CDBG funds or other sources of funds, to low- and moderate-income households for single-family housing rehabilitation and maintenance. <u>Responsibility:</u> Community Development Department and City Council <u>Time Frame:</u> Ongoing <u>Funding:</u> CDBG or other housing funds <u>Quantified Objectives:</u> Provide rehabilitation assistance to 2 low- and moderate-income households annually for a total of 10 households over five years</p>	<p>The City has expended \$240,000 in rehabilitation loans and grants in 2003-04, and over \$220,000 in 2004-05.</p>

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<p><u>Program 27.5:</u> Participate in residential rehabilitation programs and consider allocating a portion of CDBG or other sources of funds to agencies administering these programs. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Annually assess allocation to residential rehabilitation programs <u>Funding:</u> CDBG or other housing funds</p>	<p>Rehabilitation program is funded by City CDBG and RDA funds and is administered by County Rehab staff under City staff supervision.</p>
<p><u>Program 27.6:</u> Continue to regulate the conversion of condominiums as required in Article 7 of the Walnut Creek Subdivision Ordinance, which pertains to condominium conversion. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>The City is monitoring the proposed conversion of a 340-unit rental housing development to condominiums that will be affordable to moderate-income buyers.</p>
<p><u>Program 27.7:</u> Investigate complaints and take appropriate action about Building and Housing Code Violations in single-family and multiple family rental housing. <u>Responsibility:</u> Community Development Department, Building Division <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	<p>The City Housing staff works with the Building Inspection Supervisor to follow up on code violation complaints.</p>
<p><u>Program 27.8:</u> Lobby State legislators to review and revise the State's requirements (AB 438) for qualifying rehabilitated, rent-restricted units for credit towards meeting regional fair share housing requirements. <u>Responsibility:</u> City Manager and City Council <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	

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<p>Program 27.9: Require new multifamily residential projects involving demolition of residential units that are affordable to low and moderate income households to include an equivalent number of affordable housing units. This program applies to residential units affordable for at least one year prior to demolition. <u>Responsibility:</u> Community Development Department <u>Time Frame:</u> Ongoing <u>Funding:</u> None required <u>Quantified Objective:</u> Replacement of existing units.</p>	<p>The City requires replacement of units that are 30 years old or less proposed for demolition.</p>
<p>Policy 28: Encourage the relocation of structurally sound housing units scheduled for demolition to compatible neighborhoods when appropriate land can be found.</p>	
<p>Program 28.1: Notify the public prior to the sale of any homes acquired for any public improvement project. <u>Responsibility:</u> Community Development Department. <u>Time Frame:</u> Ongoing <u>Funding:</u> None required</p>	